



Hudson Commercial & IOS Opportunity - For Lease

10522 Harris Loop, Hudson, Florida 34667

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PROPERTY SUMMARY



Offering Summary

Lease Rate:	\$4,500.00 / Acre / Month (NNN)
Available Acreage:	3.67 ± Acres
Zoning:	C2
Number of Units:	1
PIN:	06-24-17-0010-00A00-0210
City:	Hudson
County:	Pasco
State:	Florida

Property Overview

This premier Industrial Outdoor Storage (IOS) site is designed to support a wide range of intensive commercial and industrial operations. Offering the rare combination of high-traffic retail exposure and secure industrial utility, the site is ideal for businesses that require 24-hour operational capacity and seamless logistical flow.

The property features a fully stabilized, fenced, and gated lot with newly enhanced perimeter fencing and security, providing maximum peace of mind for high-value fleet and equipment storage. This site benefits from direct, convenient access to U.S. Highway 19, a major north-south thoroughfare with 44,500 ± AADT, connecting your business to the greater Pasco County region and the Suncoast Parkway.

For Owner-User Purchase:

In Place NOI: \$195,600 Annually
2025 Appraisal: \$5.47M

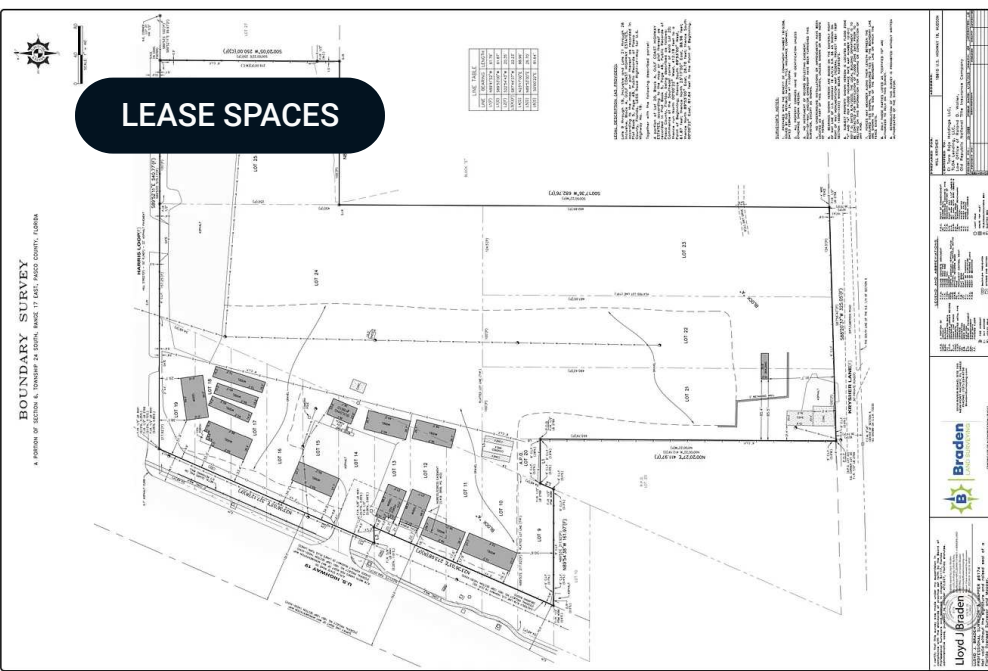
KEY HIGHLIGHTS



Key Highlights

The infrastructure of the site has been engineered to meet the demands of heavy-duty industrial users. This facility is a fully stabilized, fenced, and gated complex. Key highlights include:

- **Operational Flow:** Multiple distinct points of ingress/egress, the property is designed to handle high-frequency heavy vehicle movements, making it an ideal fit for regional logistics, heavy equipment rental, or large-scale fleet operations.
- **Surface & Security:** The site features stabilized yard space (limerock/recycled asphalt) capable of supporting heavy machinery and trailer loads, protected by perimeter fencing and secured gate access.
- **Zoning Versatility:** Utilizing Pasco County's flexible C-2/Industrial overlays, the site accommodates a wide variety of uses—from fleet parking to heavy equipment laydown—that are increasingly being zoned out of neighboring Pinellas and Hillsborough counties.
- **Strategic Location:** Direct access to the US-19 commercial corridor and minutes from the SR-52 interchange and Suncoast Parkway.
- **Ready for Occupancy:** Significant capital has already been deployed into site stabilization and security, offering a "plug-and-play" solution for national tenants.



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3.67 ± Total Acres	Lease Rate:	\$4,500 per month

Available Spaces

Suite	Tenant	Size (Acres)	Lease Type	Lease Rate	Description
10505 Krysher Lane	Available	3.67 Acres	NNN	\$4,500 per month	\$4,500 / Acre / Month Available July 2026

BOUNDARY SURVEY

[illegible]

SURVEY



A		B		C		D		E		F		G		H		I		J		K		L		M		N		O		P		Q		R		S		T		U		V		W		X		Y		Z																																																	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

[illegible]

CONCEPTUAL SITE PLANS



Parcel ID

06-24-17-0010-00A00-0171
06-24-17-0010-00A00-0130
06-24-17-0010-00A00-0121
06-24-17-0010-00A00-0090
06-24-17-0010-00A00-0210
06-24-17-0010-00A00-020C
06-24-17-0010-00A00-0240
06-24-17-0010-00A00-0250
06-24-17-0010-00A00-0260

There is no know wetlands onsite. A field visit will be required to verify.

Flood Plain

The site is in Flood Zone 'X', per FEMA Map No. 12103C0127G of Pinellas County dated 09/03/03

Utilities

Electricity - Withlacoochee River Electric

Communications - Frontier

Potable Water - Pasco County

Waste Water - Pasco County

Notes

This layout a conceptual draft and is not for construction and is subject to approval by agencies having jurisdiction.

Areas

Total Area 9.76 AC ±

Zoning

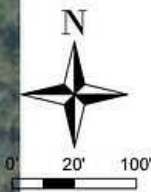
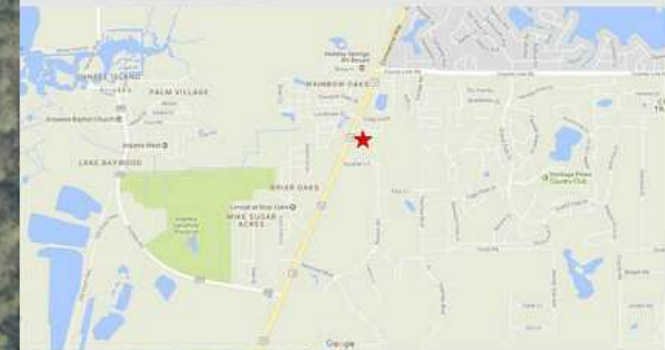
C-2; AC

Future Land-Use

RETAIL/OFFICE/RESIDENTIAL;
RESIDENTIAL-12

Size

13 Townhomes Units

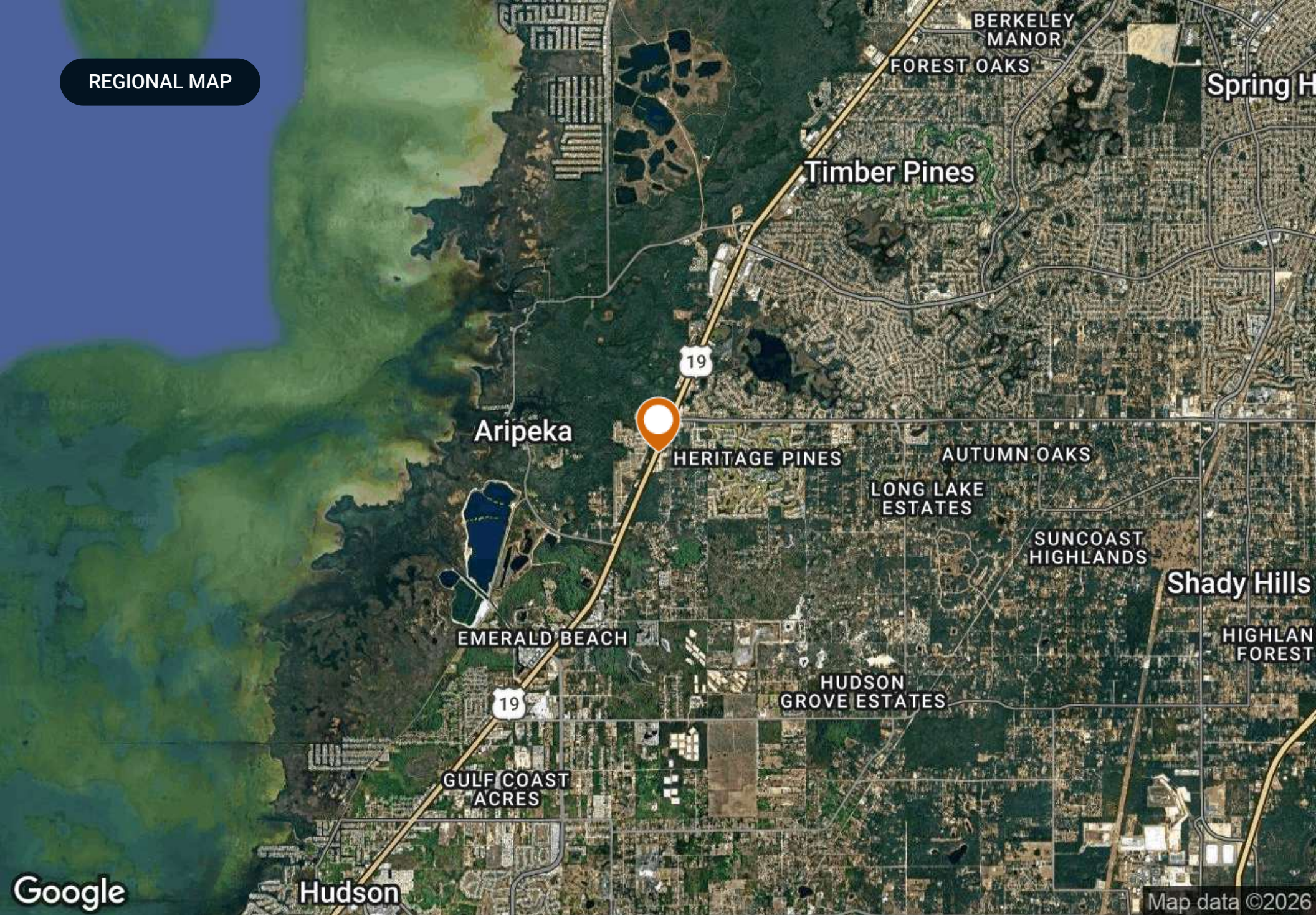


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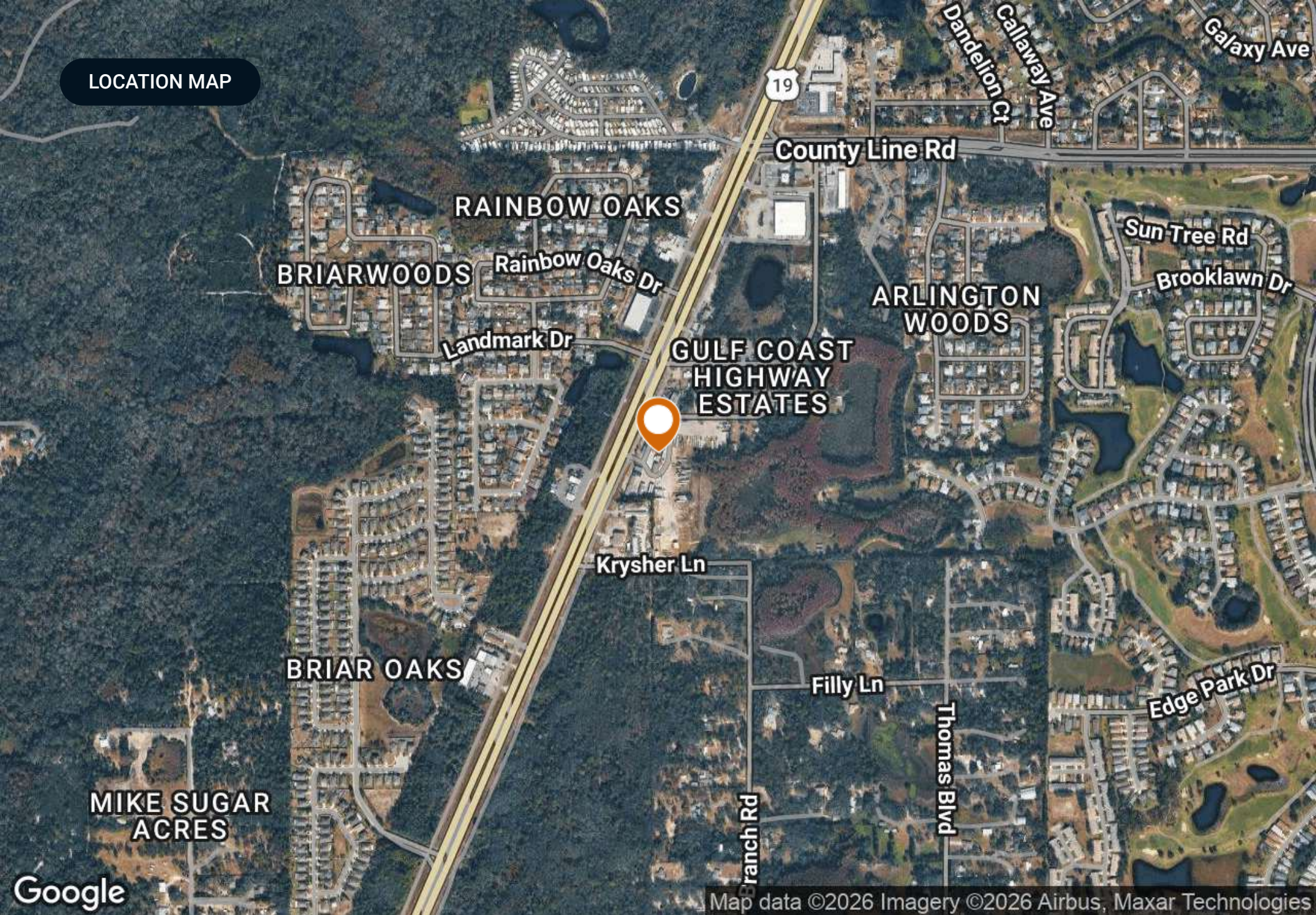
ADDITIONAL PHOTOS



REGIONAL MAP



LOCATION MAP



CCIM Benchmark Demographics Report

10522 Harris Loop, Hudson, Florida, 34667, 10522 Harris Loop, Hudson, Florida, 34667, 10522 Harris Loop, Hudson, Florida, 34667

10522 Harris Loop, Hudson, Florida, 34667

Drive Time: 5 minutes, Drive Time: 10 minutes, Drive Time: 15 minutes

Prepared by Esri

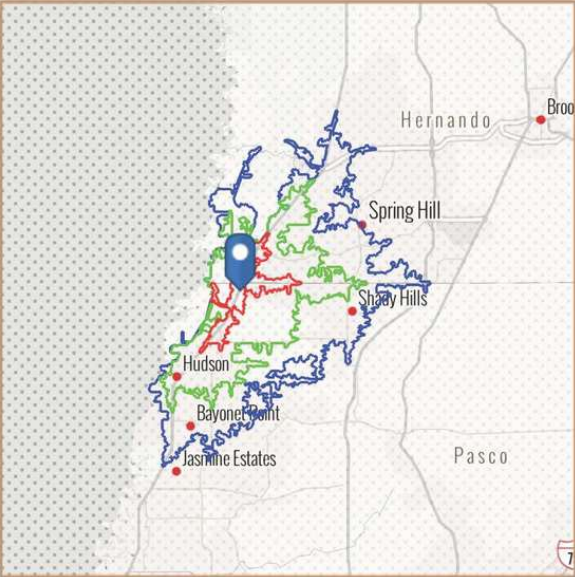
Latitude: 28.42870

Longitude: -82.64177

BENCHMARK DEMOGRAPHICS

10522 Harris Loop, Hudson, Florida, 34667

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

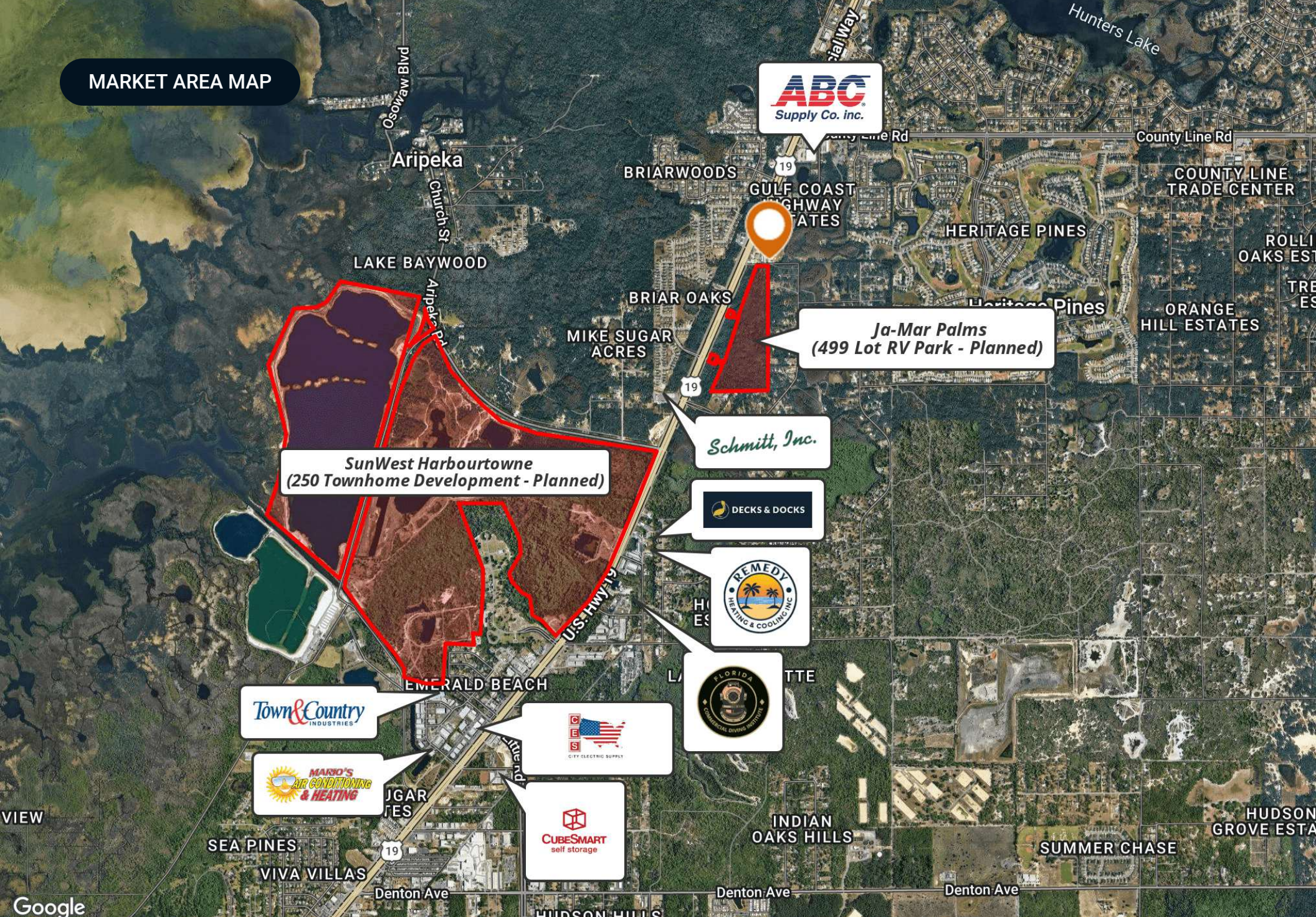
Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
				Pasco County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	
AGE SEGMENTS							
0 - 4	3.68%	3.71%	3.78%	4.79%	4.70%	4.69%	5.39%
5 - 9	3.83%	3.93%	4.06%	5.27%	5.08%	5.03%	5.75%
10 - 14	4.42%	4.25%	4.46%	5.75%	5.40%	5.34%	5.98%
15 - 19	4.91%	4.68%	4.75%	5.91%	5.84%	5.84%	6.47%
20 - 34	12.99%	13.24%	13.80%	16.25%	18.51%	18.43%	20.33%
35 - 54	21.62%	20.13%	20.56%	24.78%	25.01%	24.41%	25.20%
55 - 74	32.11%	32.46%	31.70%	26.26%	25.41%	25.55%	22.82%
75+	16.46%	17.58%	16.87%	10.97%	10.06%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	7.5%	10.7%	10.9%	8.3%	8.2%	8.0%	8.3%
\$15,000-\$24,999	10.7%	8.8%	8.3%	6.2%	5.8%	5.8%	5.9%
\$25,000-\$34,999	12.3%	9.1%	8.7%	6.9%	6.6%	6.7%	6.3%
\$35,000-\$49,999	10.8%	13.5%	13.5%	10.4%	10.4%	10.5%	9.8%
\$50,000-\$74,999	20.5%	22.7%	21.3%	16.1%	16.9%	16.9%	15.6%
\$75,000-\$99,999	15.9%	13.5%	14.0%	12.4%	12.8%	12.9%	12.5%
\$100,000-\$149,999	14.7%	13.3%	14.1%	19.7%	18.3%	18.4%	17.8%
\$150,000-\$199,999	5.0%	4.9%	5.1%	8.7%	8.8%	8.7%	9.8%
\$200,000+	2.7%	3.4%	4.2%	11.3%	12.0%	12.1%	14.0%
KEY FACTS							
Population	6,187	43,281	131,664	638,322	3,385,153	23,027,836	339,887,819
Daytime Population	6,731	44,383	120,365	566,746	3,364,494	22,846,618	338,218,372
Employees	2,383	15,707	49,428	269,280	1,636,712	10,832,721	167,630,539
Households	2,584	19,405	58,230	258,210	1,406,545	9,263,074	132,422,916
Average HH Size	2.39	2.22	2.25	2.44	2.36	2.43	2.50
Median Age	53.8	55.0	53.7	44.8	43.2	43.6	39.6
HOUSING FACTS							
Median Home Value	313,920	288,614	304,118	371,248	404,577	416,969	370,578
Owner Occupied %	84.6%	78.1%	78.0%	75.8%	67.0%	67.2%	64.2%
Renter Occupied %	15.4%	21.9%	22.0%	24.2%	33.0%	32.8%	35.8%
Total Housing Units	2,852	21,855	66,554	292,548	1,564,169	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$61,382	\$59,249	\$60,197	\$78,282	\$78,083	\$78,205	\$81,624
Per Capita Income	\$32,519	\$33,025	\$33,828	\$42,166	\$45,617	\$44,891	\$45,360
Median Net Worth	\$251,968	\$225,026	\$231,711	\$285,843	\$245,761	\$253,219	\$228,144

MARKET AREA MAP



ADVISOR BIOGRAPHY



Trace Linder

Advisor

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Direct: **877-518-5263 x463** | Cell: **863-287-3281**

Professional Background

Trace Linder is an Advisor at Saunders Real Estate.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

- Commercial & Industrial
- Residential Development
- Recreational & Hunting Land

ADVISOR BIOGRAPHY



Sid Bhatt, CCIM, SIOR

Senior Advisor

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Professional Background

Sid Bhatt, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

Sid was awarded the coveted CCIM (Certified Commercial Investment Member) designation in 2010 and the SIOR (Society of Industrial & Office Realtors) in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.

Sid Bhatt specializes in:

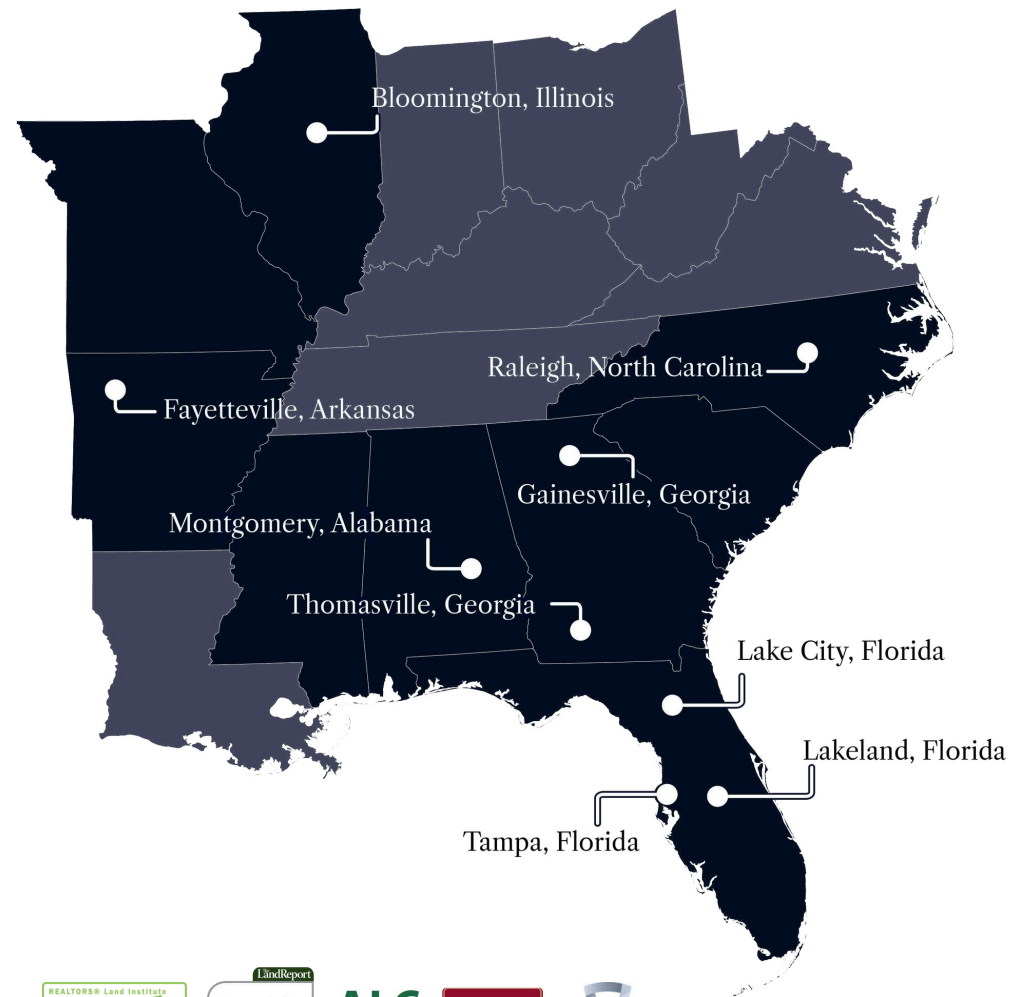
- Industrial
- Retail
- Office



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